

PLANNING BOARD MINUTES

JUNE 11, 2014

Town Council Chambers, 350 East Main Rd., Middletown, RI

Board members present:

Gladys Lavine, Chair

Pete Marnane, Vice Chair Ron Wolanski, Planning Director

Betty Jane Owen, Secretary Frank Holbrook, Assistant Town Solicitor

Matthew Sullivan

John Ciummo

Charlene Rose-Cirillo

Member absent:

Art Weber

The meeting was called to order by Ms. Lavine at 6:00pm.

1. Approval of the minutes of the May 14, 2014 regular Planning Board meeting.

Motion by Ms. Cirillo, seconded by Mr. Marnane, to approve the minutes of the May 14, 2014 regular Planning Board meeting. Vote: 6-0-0.

2. Public Hearing - Arleen Kaul on behalf of Corey, Joseph E. U/W of Nominees/Assigns - Request for combined Master, Preliminary, and Final Plan approval for a proposed 2-lot major subdivision of property

fronting on Green End Ave. & an unnamed paper road, Plat 129, Lot 713.

3. Consideration of application - Arleen Kaull on behalf of Corey, Joseph E. U/W of Nominees/Assigns - Request for combined Master, Preliminary, and Final Plan approval for a proposed 2-lot major subdivision of property fronting on Green End Ave. & an unnamed paper road, Plat 129, Lot 713.

Mr. Holbrook recused himself from discussion of this item.

The applicant was not present.

Mr. Wolanski stated that the applicant has requested a continuance to the July 9, 2014 meeting. A letter from the applicant's attorney was submitted to the Board indicating that zoning relief will be sought to allow for a lot with less than the required frontage, and revised plans will be submitted accordingly.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter, keeping the public hearing open, to the July 9, 2014, 6pm, Planning Board meeting. Vote: 6-0-0.

4. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for combined Preliminary & Final Plan approval.

5. Consideration of application - Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for combined Preliminary & Final Plan approval.

Mr. Holbrook recused himself from discussion of this item.

The applicant was not present.

Mr. Wolanski stated that the applicant is requesting a continuance as

his attorney was not available to attend the meeting. He also noted that some of the involved parties might not be available for the July 9, 2014 Planning Board meeting. The matter could be continued to the July 9th meeting, at which time the Board would determine how to proceed in the event that another continuance is requested.

Motion by Mr. Marnane, seconded by Ms. Cirillo, to continue the matter, keeping the public hearing open, to the July 9, 2014, 6pm, Planning Board meeting. Vote: 6-0-0.

6. Request of Peter Jenkins, owner of property at 47 Valley Road (Plat 107SE, Lot 88), for conceptual review of proposed new commercial building to be constructed on the property.

Peter Jenkins presented preliminary site plans and building elevations for a proposed commercial building. He discussed options for subdivision of the property vs. retaining the single lot with two buildings on it.

Mr. Jenkins introduced commercial real estate expert Steve Kirby, who stated that from the real estate perspective, the preference would be to divide the property with a building on each lot.

Mr. Wolanski confirmed that a subdivision would require zoning relief due to the size the parcel.

The board reviewed the proposed design of the building.

The board indicated that there were no significant concerns with the proposal as depicted in the preliminary drawings.

7. Review of the approved list of projects to be included in the Town's FY2014 CDBG application for consistency with the goals and policies of the Middletown Comprehensive Community Plan.

Mr. Wolanski stated that the board is being asked to consider the town's CDBG application for consistency with the town's comprehensive plan. He has found no inconsistencies between the proposed projects and the goals and policies of the comprehensive plan.

Mr. Marnane questioned the timing of the determination considering that the Town Council has already approved the submission of the application. He recognized that the process is determined by the state.

Motion by Mr. Marnane, seconded by Ms. Cirillo, to find that the activities proposed in the Town's CDBG application are not in conflict with the goals and policies as set forth in the Middletown Comprehensive Community Plan. Vote: 6-0-0.

8. Update on activities of the Aquidneck Island Planning Commission. Mr. Ciummo provided an update on the activities of the Aquidneck Island Planning Commission. There was an open house for potential new members host by AIPC recently. He is awaiting a report from Tina Dolan on the level of interest. Ms. Dolen has been ill recently.

9. Update on BRAC Navy Surplus Land reuse planning process.

Mr. Wolanski stated that the Town of Middletown will continue to work with the Navy to reach agreement on a negotiated sale for the former Navy Lodge parcel. The process is currently on hold due to Navy consideration of a request submitted by the Bureau of Indian affairs on behalf of the Narragansett Indian Tribe to have the surplus lands transfer to the tribe.

10. Update on process to complete Comprehensive Plan update.

Mr. Wolanski stated that review and comment on the draft plan by the Town Administrator and Town Solicitor is nearing completion. Those comments will be transmitted to the Planning Board as soon as possible, and a meeting will be held to consider the comments. He will email board members to schedule that meeting and subsequent meetings.

Motion to adjourn by Mr. Marnane, seconded by Ms. Cirillo. Vote: 6-0-0.

Meeting adjourned at 6:30 pm.

Respectfully submitted:

Ronald Wolanski

Planning Director